

3 MELBOURNE PLACE

North Berwick, East Lothian EH39 4JR

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A charming, beautifully renovated 2-bedroom terraced cottage in the popular coastal town of North Berwick, situated in a highly sought after position along Melbourne Place within walking distance to the High Street and harbour as well as the beach

Gullane 4 miles, Haddington 9 miles, Dunbar 12 miles, Edinburgh City Centre 24 miles, Edinburgh Airport 33 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Hall and Open Plan Kitchen Living Room

First Floor: Landing, Double Bedroom and a Family Bathroom

Second Floor: Double Bedroom with Sea Views

Courtyard: Small enclosed courtyard to the rear of the property





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Situation:
North Berwick lies on the striking East Lothian coastline with spectacular cliff formations to the east and sweeping sandy beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples, alongside a variety of cafés and restaurants. There are excellent local primary and secondary schools in the area, with the highly regarded North Berwick High School consistently scoring well in national league tables. Other private schools nearby include the well-known prep school Belhaven Hill in Dunbar, the Compass School in Haddington and Loretto in Musselburgh, together with a number of highly rated independent schools in Edinburgh.

For the keen golfer, North Berwick has two excellent golf courses as well as several other prestigious links courses nearby. These include Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness. However, for those interested in other sporting pursuits, the town also has a yacht club, rugby club, tennis courts, sports centre with swimming pool, and a luxury spa, gym and leisure club at the nearby Marine Hotel.

Edinburgh can be reached in around 45 minutes by car or 30 minutes by train, with services from North Berwick to Edinburgh's Waverley Station every 30 minutes at peak times.

Consequently, it is little surprise that this affluent coastal town, amidst such glorious scenery, is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

Description:
3 Melbourne Place is a charming 2-bedroom terraced cottage dating from the early 19th century, of white rendered construction under a red pantile roof. The category C listed property has been recently renovated and now boasts a new kitchen and bathroom, new double-glazed windows and doors throughout, a loft extension that has created a second double bedroom, comprehensive damp proofing and a new boiler. The cottage therefore offers clean, modern interiors in turn-key condition which should appeal to a wide audience.





Positioned along Melbourne Place, the house is ideally situated in a highly sought after location within walking distance to both East and West Beach, the historic harbour, as well as North Berwick's popular high street. Not only would 3 Melbourne Place make a good principal home - perfect for first time buyers or down sizers, but it would also serve as an ideal low maintenance pied-à-terre secondary residence by the coast, or potentially as a lucrative holiday let (subject to obtaining the correct council licence).

The property benefits from a lovely open plan kitchen living room with dual aspect windows to the front and rear that flood the room with natural light. To one end is the living room area with space for seating as well as a dining table to the centre. The kitchen resides to the far end and boasts a range of stylish wall and floor mounted units as well as various integrated appliances that include a Belfast sink, dishwasher, washing machine, oven and induction hob. In addition, a utility cupboard provides additional storage as well space for a free-standing tall fridge freezer. A rear door leads out to a small, enclosed paved courtyard with space for seating and an area to air dry washing.

Ascending the stairs to the first-floor landing, there is a double bedroom with deep integrated wardrobes as well as a family bathroom that incorporates a shower over bath, wash basin and WC. An additional staircase leads up to the second-floor larger double bedroom that boasts fabulous sea views towards Craigleith Island.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings
Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale will include all fixtures and fitting, integrated appliances and white goods.

Services
Mains electricity, gas, drainage and water.

Viewing
Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation
For the benefit of those with satellite navigation the postcode for the property is EH39 4JR.

EPC Rating
Band C













Views of Craigleith Island from window

Local Authority
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax
Band C

Entry and Vacant Possession
Entry and vacant possession will be by mutual agreement.

Home Report:
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.







Offers:
Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:
Rettie, their clients, and any joint agents give notice that:

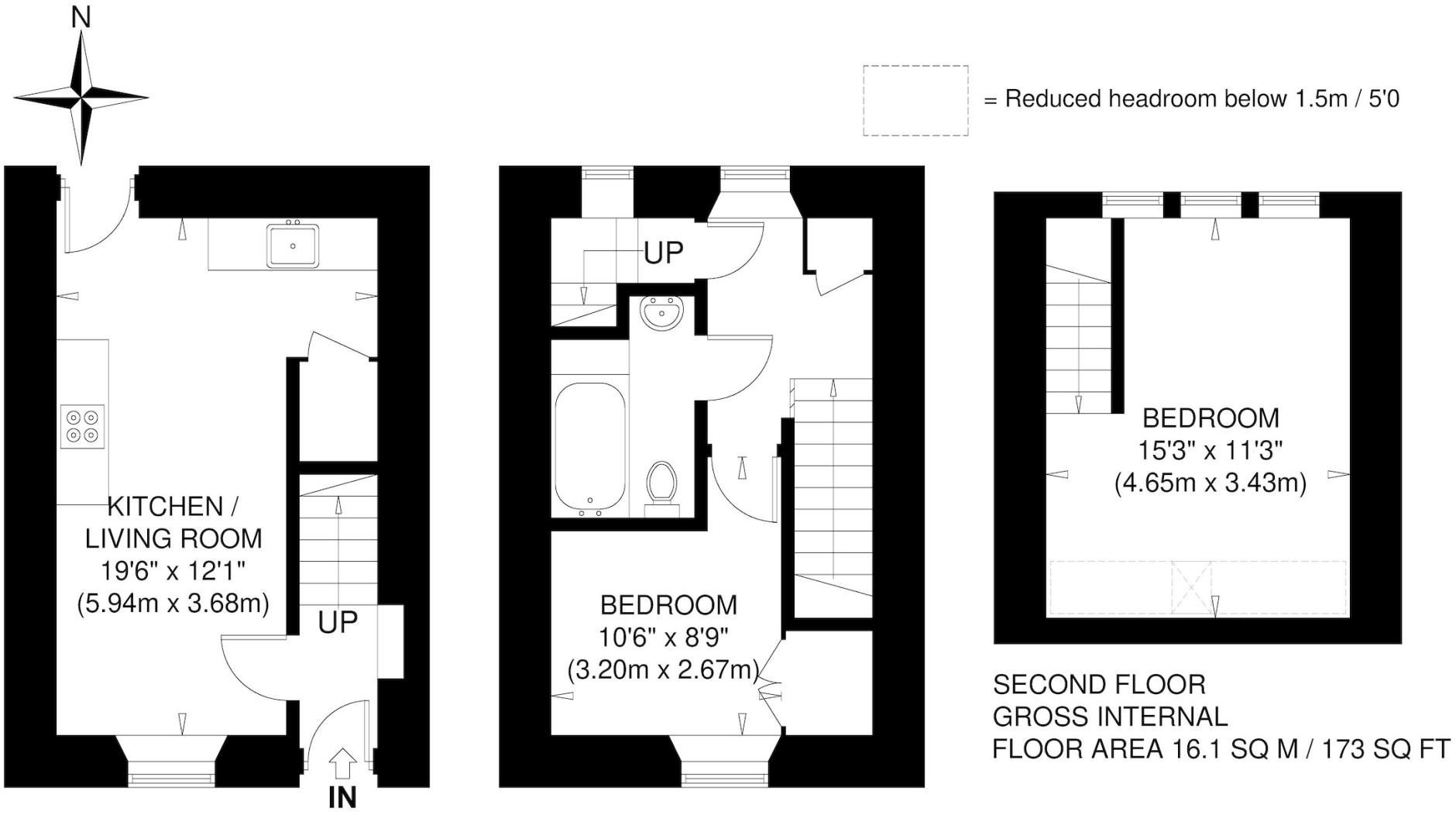
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 22.6 SQ M / 243 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 22 SQ M / 236 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 16.1 SQ M / 173 SQ FT

MELBOURNE PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 60.7 SQ M / 652 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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NORTH BERWICK
EDINBURGH
KIRKCALDY
DUNBAR
EAST LINTON
HADDINGTON
MUSSELBURGH
PRESTONPANS
COCKENZIE AND PORT SETON
TRANENT
DALKEITH
LOANHEAD
BONNYRIGG AND LASSWADE
PENICUIK
GOREBRIDGE
DUNS
BURNTISLAND
KINGHORN
COWDENBEATH
A1
A68
A702
A720
A199
A902
A7
A6
MOORFOOT HILLS
LAMMERMUIR HILLS






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Anti Money Laundering
All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].

RETTIE

0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
Edinburgh
EH3 6DH